

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Carrie Gonzales, Richard Grothues Designs, Inc., for Bruce Boatner, owner

Property: 1040 Key Street, Lot 10, Block 133, North Norhill Subdivision. The property includes a historic 1,400 square foot, one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Bungalow residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Make the following alterations:

- Replace the existing non-original porch columns with new slightly tapered porch columns and a more appropriate porch railing
- Shift the original door back to its original location (based evidence found in the existing framing)
- Add a window back to the front elevation (which was removed when the door was shifted)
- Replace three non-original windows on the west elevation with two windows typical to the existing structure
- Convert a single window opening to a door covered by a small gable roof on the east elevation

See enclosed application materials and detailed project description on p. 4-20 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

| S | D | NA | | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|---|----------------------|-----------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. | | | |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



3D RENDERING – FRONT FACING KEY STREET AND NORHILL BOULEVARD

PROPOSED



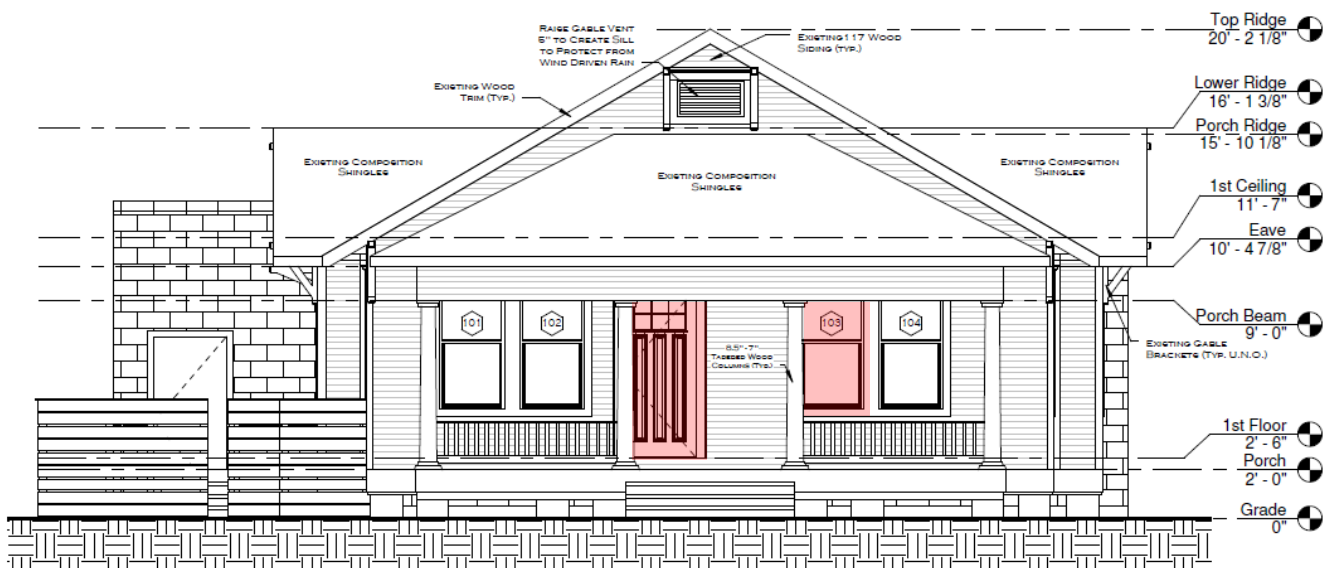
DRAFT

NORTH ELEVATION – FRONT FACING KEY STREET

EXISTING

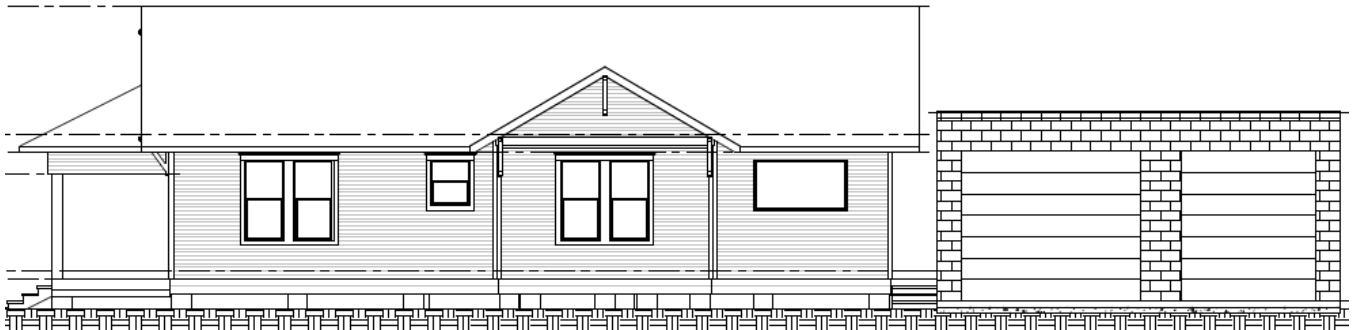


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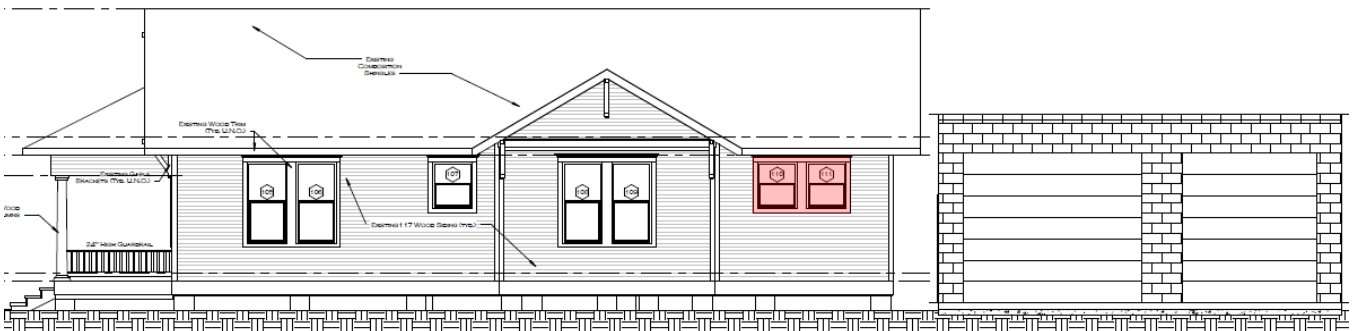


WEST SIDE ELEVATION

EXISTING



PROPOSED

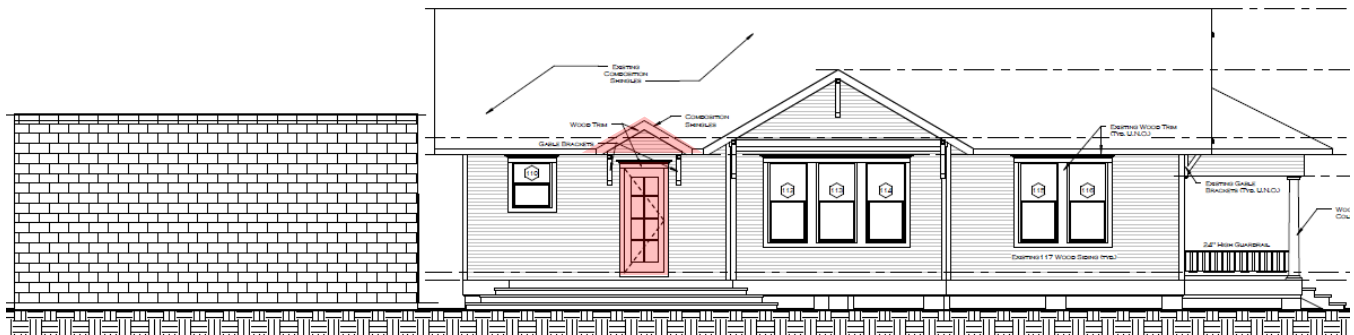


EAST SIDE ELEVATION

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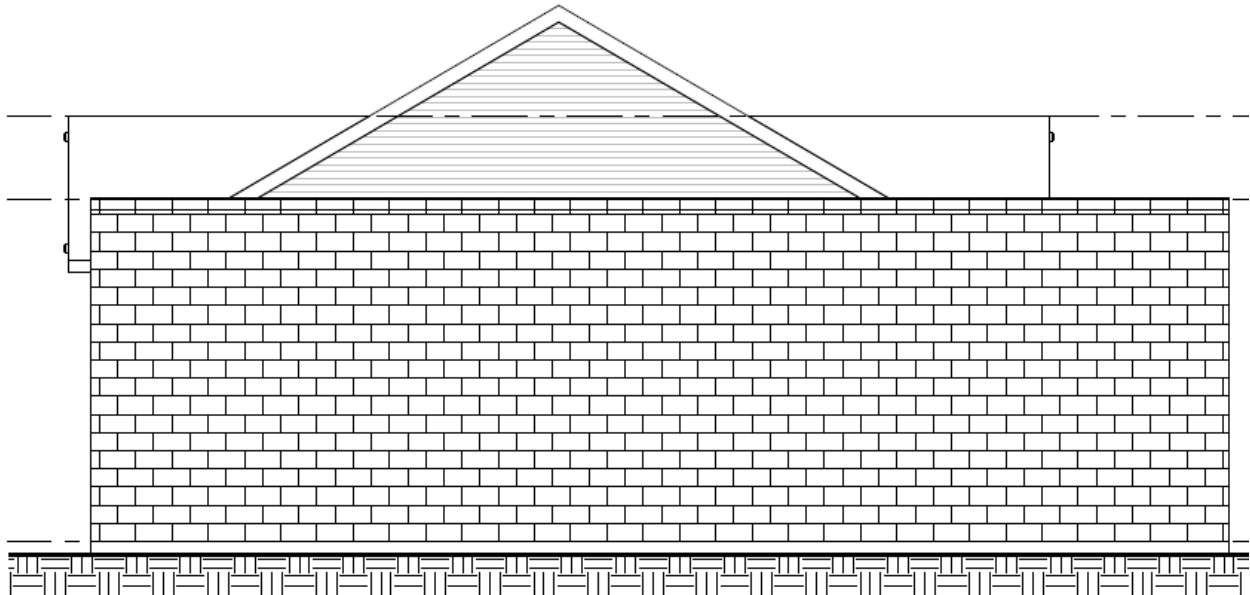


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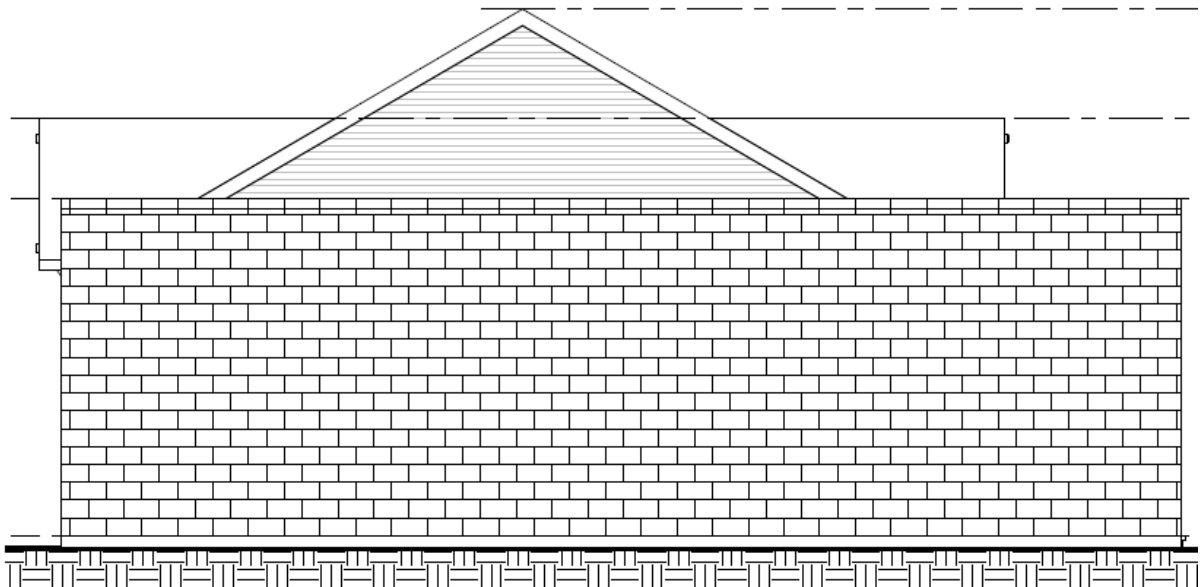


SOUTH (REAR) ELEVATION

EXISTING

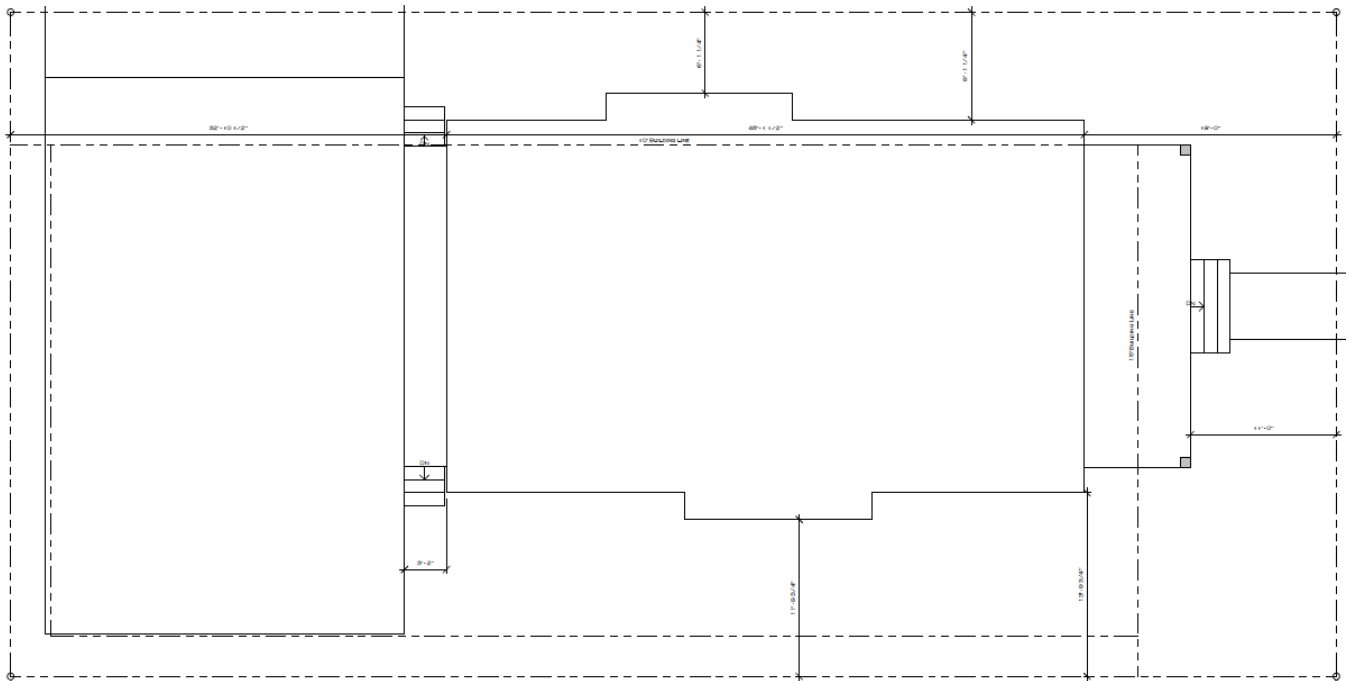


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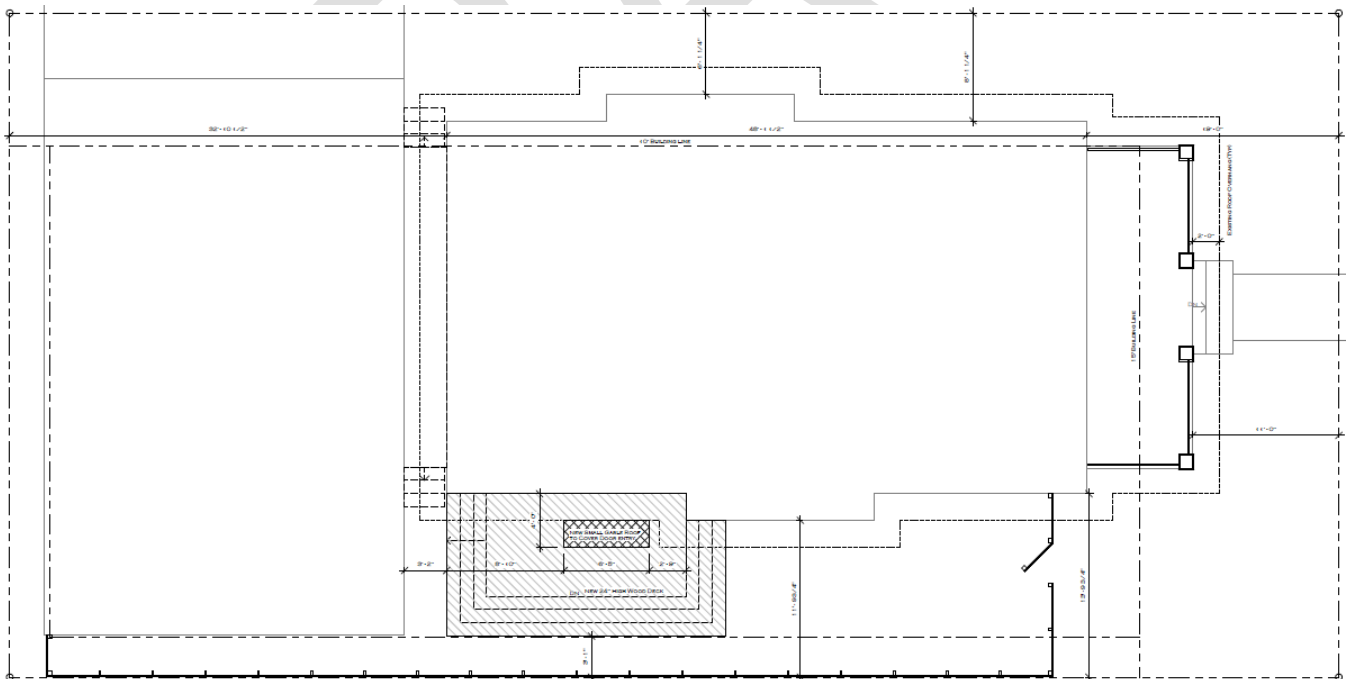


SITE PLAN

EXISTING

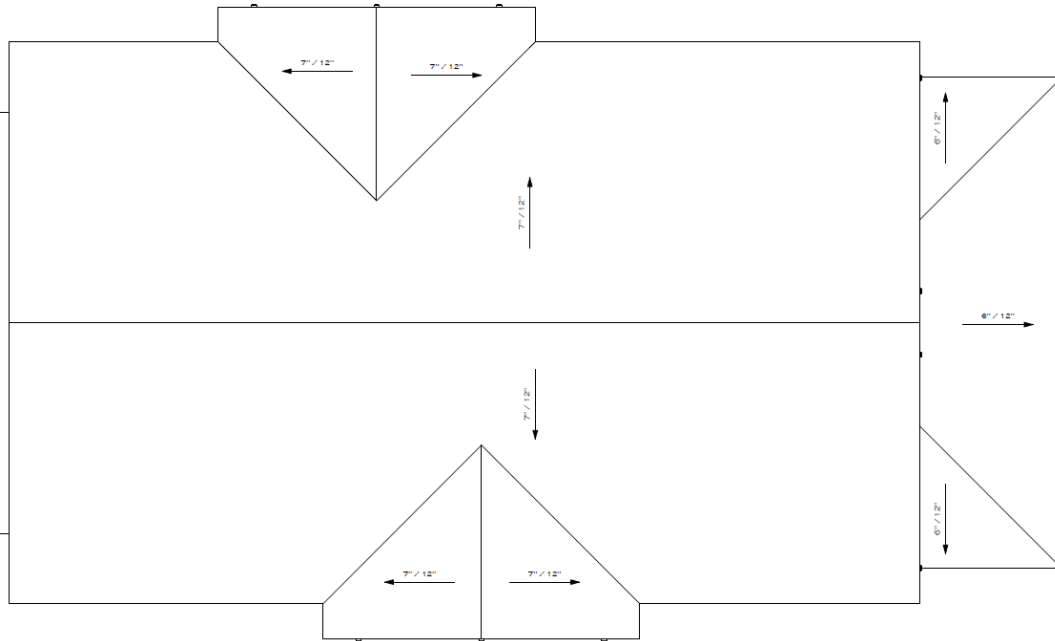


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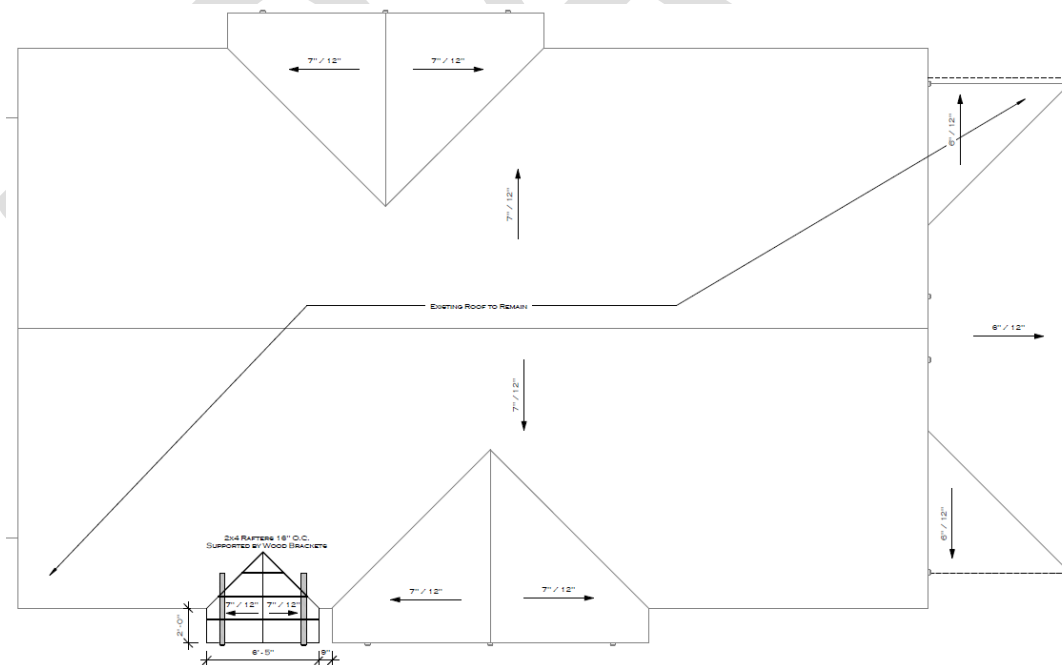




ROOF PLAN EXISTING



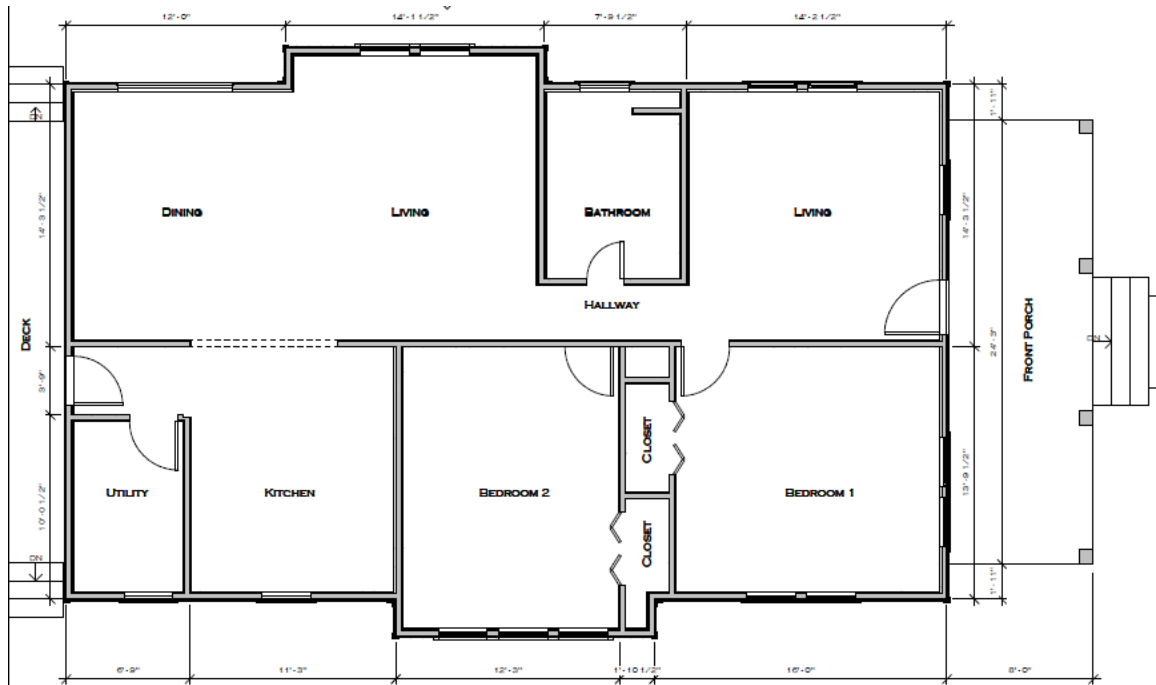
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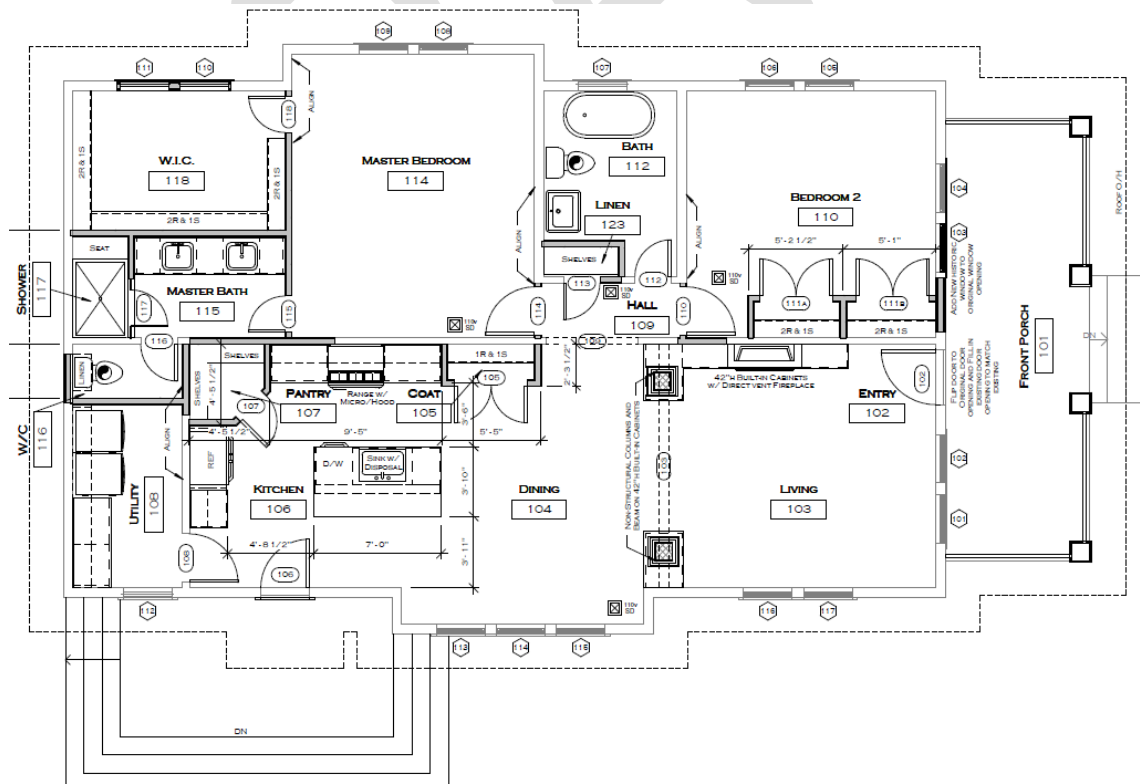


FIRST FLOOR PLAN

EXISTING



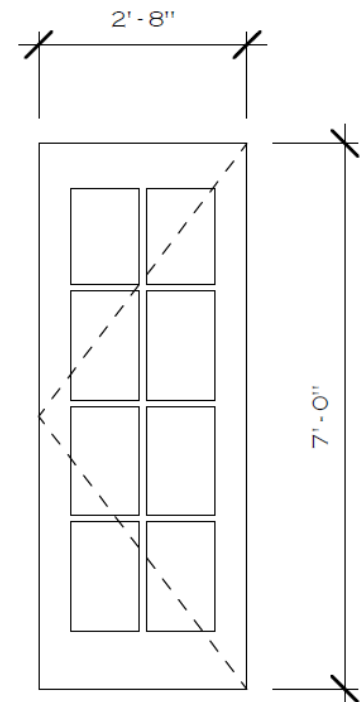
PROPOSED



WINDOW / DOOR SCHEDULE

| WINDOW SCHEDULE 1 | | | | | | |
|-------------------|-------|--------|-------------|-------------|-------------|---------------------|
| MARK | WIDTH | HEIGHT | SILL HEIGHT | HEAD HEIGHT | OPERATION | COMMENTS |
| 101 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 102 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 103 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | NEW HISTORIC WINDOW |
| 104 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 105 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 106 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 107 | 2'-8" | 3'-1" | 4'-4" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 108 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 109 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 110 | 2'-8" | 3'-1" | 4'-4" | 7'-5" | DOUBLE HUNG | NEW HISTORIC WINDOW |
| 111 | 2'-8" | 3'-1" | 4'-4" | 7'-5" | DOUBLE HUNG | NEW HISTORIC WINDOW |
| 112 | 2'-8" | 3'-1" | 4'-4" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 113 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 114 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 115 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |
| 116 | 2'-8" | 5'-5" | 2'-0" | 7'-5" | DOUBLE HUNG | EXISTING TO REMAIN |

| DOOR SCHEDULE 1 | | | | | |
|-----------------|--------|--------|--------|--------------------|----------------------------------|
| MARK | WIDTH | HEIGHT | HAND | HARDWARE | COMMENTS |
| 102 | 5'-2" | 7'-0" | | DEADBOLT & LOCKSET | RELOCATED EXISTING DOOR |
| 103 | 13'-4" | 8'-0" | | | OPENING W/ DBL 2X12 HEADER |
| 105 | 4'-0" | 7'-0" | DOUBLE | PASSAGE | |
| 106 | 2'-8" | 7'-0" | RIGHT | DEADBOLT & LOCKSET | NEW HISTORIC TEMPERED GLASS DOOR |
| 107 | 2'-0" | 7'-0" | RIGHT | PASSAGE | |
| 108 | 2'-8" | 7'-0" | LEFT | PASSAGE | |
| 109 | 5'-0" | 8'-0" | | | OPENING W/ DBL 2X12 HEADER |
| 110 | 2'-8" | 7'-0" | RIGHT | PRIVACY | |
| 111A | 4'-0" | 6'-8" | DOUBLE | PASSAGE | |
| 111B | 4'-0" | 6'-8" | DOUBLE | PASSAGE | |
| 112 | 2'-0" | 7'-0" | RIGHT | PRIVACY | |
| 113 | 2'-0" | 7'-0" | RIGHT | PASSAGE | |
| 114 | 2'-8" | 7'-0" | LEFT | PRIVACY | |
| 115 | 2'-0" | 7'-0" | LEFT | PRIVACY | |
| 116 | 2'-0" | 7'-0" | LEFT | PRIVACY | DBL 2X12 HEADER |
| 117 | 2'-0" | 6'-6" | RIGHT | PASSAGE | TEMPERED SHOWER DOOR |
| 118 | 2'-0" | 7'-0" | RIGHT | PASSAGE | |
| 124A | 3'-0" | 7'-0" | LEFT | DEADBOLT & LOCKSET | NEW STEEL DOOR |
| 124B | 12'-0" | 10'-0" | | | EXISTING OVERHEAD GARAGE DOOR |
| 124C | 9'-0" | 10'-0" | | | EXISTING OVERHEAD GARAGE DOOR |



PHOTOS



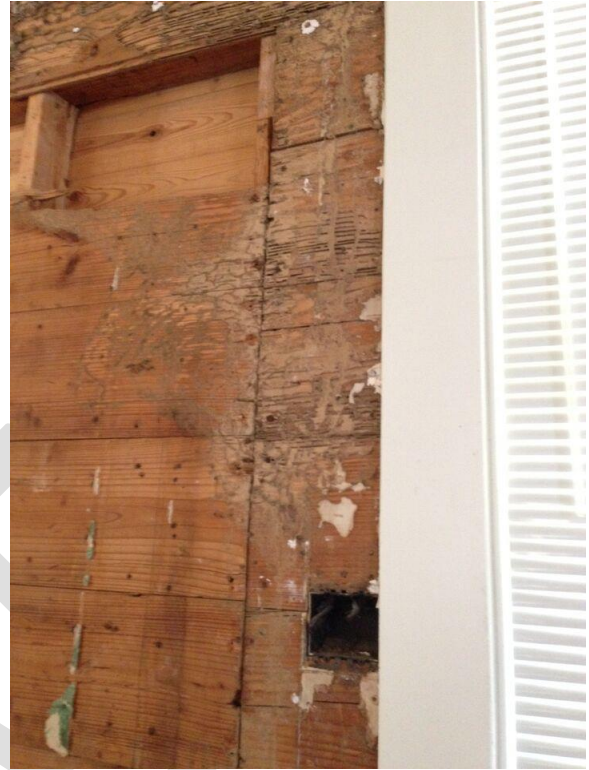
PHOTOS



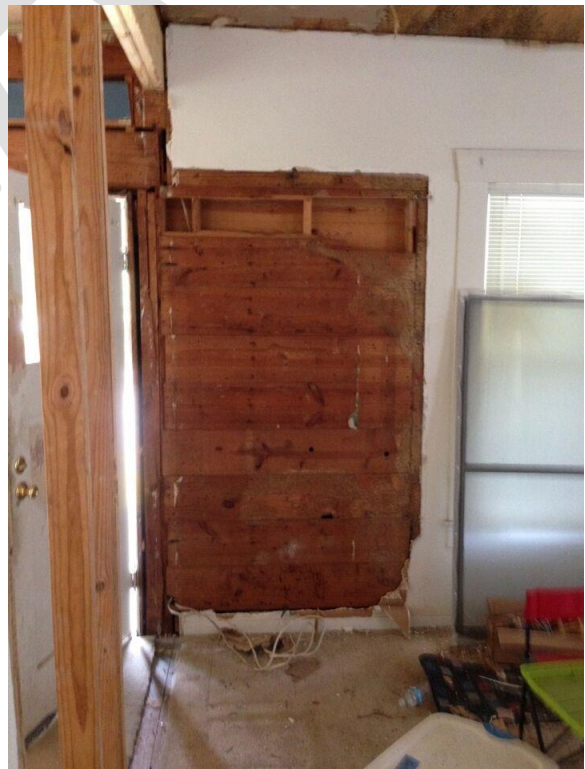
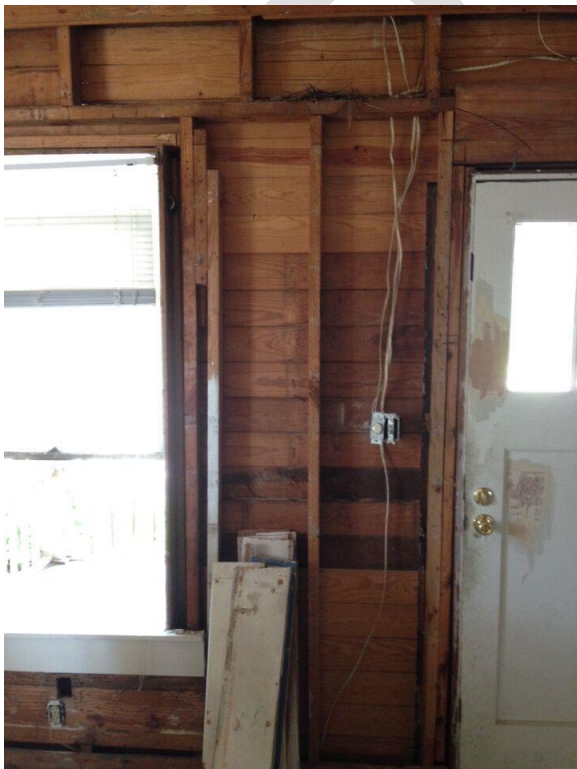
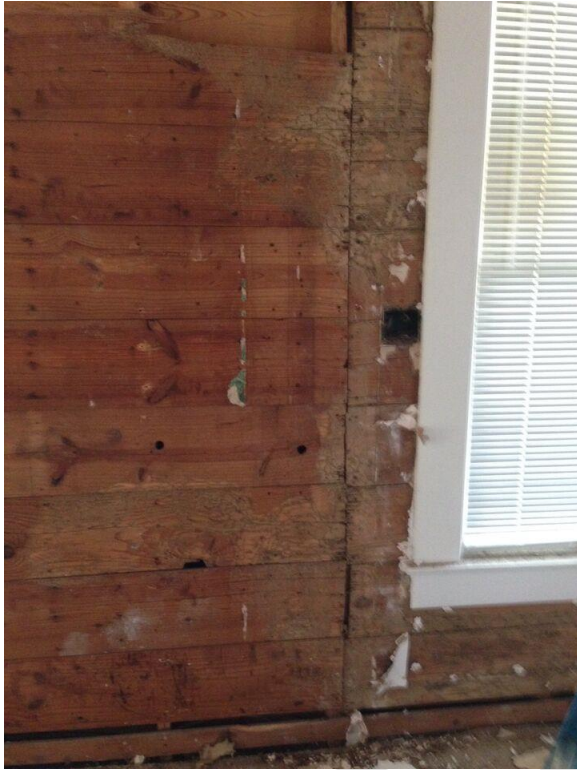
PHOTOS



PHOTOS



PHOTOS



PROJECT DETAILS

Shape/Mass: The existing house has an overall width of 30'-1" and an overall depth of 56-1½". The existing ridge height is 20'-2". The porch is inset 1'11" on each side and has a width of 24'-3" and a depth of 8'-0". The porch currently features four 8" wide, 7'-0" tall hollow wood square columns.

The proposed front porch dimensions will not be altered. The existing non-original columns will be removed and replaced with slightly tapered wood columns. These new columns will be 8" wide at the base and 7" wide at the top. They will have trim at the top and bottom. The new railing system will be 24" tall, to match what would have been originally installed on the house as seen by ghosting. See drawings for more detail.

Setbacks: The existing residence has a front (north) setback of 10.9'; a west side setback of 6.0'; an east side setback of 11.6'; and a rear (south) setback of 32'-10½".

All existing setbacks will be maintained. See drawings for more detail.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 2'-6". The existing foundation and finished floor height will not be altered. See drawings for more detail.

Windows/Doors: The existing house features wood 1-over-1 double-hung windows. All windows are to remain and will be restored. A series of three non-original fixed windows have previously been installed in an original opening at the rear of the west elevation. The existing door is original to the house and will be retained.

The front façade of the residence has previously been altered. The front door has been shifted to the east and flipped and a window on the western pair was removed (now a single). These alterations have been substantiated by evidence on site including the framing and visible alterations made to the historic material. It is likely that these renovations and alterations took place sometime in the 1960s. The existing door will be returned to its original configuration and location (shifted to the east) and an additional salvaged window will be added to the single existing window (to recreate the original pair). Additionally, three non-original windows will be replaced with salvaged 1-over-1 double hung windows to match existing. A single window at the rear of the east elevation will be removed and the opening extended to allow for the installation of a door. The existing window will be installed on the west elevation (where the non-original windows will be removed). See drawings and window/door schedule for more detail.

Exterior Materials: The existing house is clad in 117 wood siding. The existing siding will be retained and restored. Any siding needed for the façade restoration will be 117 wood siding to match existing. The existing gable vent on the façade will be raised approximately 5" to prevent water infiltration and allow for proper flashing to be installed. A new small deck will be installed at the proposed door opening at the rear of the east elevation. All other elements and material is to remain. See drawings for more detail.

Roof: The existing house has a composition shingle front gable with a pitch of 7:12 and an eave height of 10'-5". The porch roof is hipped with a pitch of 6:12 and eave height of 10'-5" to match existing. The porch has a header of 9'. The existing roofs are to remain. A small gable will be constructed above the proposed door on the east elevation. This roof will be 6'-5" wide and 2'-0" deep and will have a pitch of 7:12 and an eave height of 10'-5" to match existing. See drawings for more detail.

Front Elevation: The existing front elevation features full width front porch with four square columns supporting the
(North) hipped porch roof. A pair of windows is located on the eastern bay of the façade followed by a door offset to the west in the central bay and a single window on the eastern bay. A vent is located in the main gable.

The proposed front elevation will retain the full width porch. The existing columns will be replaced with four slightly tapered columns. The western pair of windows will be maintained. The existing door will be shifted to the west and the opening flipped (restoring the door to the original location and configuration). A salvaged window will be installed directly to the west of the existing window on the eastern bay (restoring the original paired appearance). The gable vent will be slightly raised. See drawings for more detail.

Side Elevation: The existing west elevation features the profile of the front porch at the north. A pair of windows
(West) will be located to the south followed by a single window. A gable topped pop-out features a pair of windows. The rear of west elevation features three non-original fixed windows.

The only alterations proposed for the west elevation will be the removal of the non-original windows and the installation a pair of salvaged windows to match existing. All other elements and material is to remain. See drawings for more detail.

Side Elevation: The existing east elevation features the profile of the front porch at the north. A pair of windows
(East) will be located to the south. A gable topped pop-out features a group of three windows. The rear of west elevation features two additional windows.

The only alterations propose for the east elevation is the conversion of one of the rear windows into a door. The northernmost rear window will be removed and the existing opening extended to allow for the installation of a door. A small gable roof will be installed above the new door. All other elements and material is to remain. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See
(South) drawings for more detail.